144.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,200 /	737,200
					USE VALUE:	737,200 /	737,200
					ASSESSED:	737,200 /	737,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRTLEY WILLIAM H & PAULA D	
Owner 2:		
Owner 3:		
Street 1:	117 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	KIRTLEY WILLIAM H & PAULA D -
Owner 2:	-
Street 1:	117 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,724 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4724.000	282,700	5,100	449,400	737,200
Total Card	0.108	282,700	5,100	449,400	737,200
Total Parcel	0.108	282,700	5,100	449,400	737,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.84 | /Parcel: 406.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93534
GIS Ref:
GIS Ref:
Insp Date: 01/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,800	5100	4,724.	449,400	737,300	737,300	Year End Roll	12/18/2019
2019	101	FV	223,900	5100	4,724.	421,300	650,300	650,300	Year End Roll	1/3/2019
2018	101	FV	223,900	5100	4,724.	348,300	577,300	577,300	Year End Roll	12/20/2017
2017	101	FV	223,900	5100	4,724.	320,200	549,200	549,200	Year End Roll	1/3/2017
2016	101	FV	223,900	5100	4,724.	292,100	521,100	521,100	Year End	1/4/2016
2015	101	FV	211,200	5100	4,724.	286,500	502,800	502,800	Year End Roll	12/11/2014
2014	101	FV	211,200	5100	4,724.	266,300	482,600	482,600	Year End Roll	12/16/2013
2013	101	FV	211,200	5100	4,724.	253,300	469,600	469,600		12/13/2012

!11182!

PRINT

Date	Time
12/11/20	01:22:56

LAST REV

Date	Time
02/12/18	10:39:32
ekelly	
11182	

USER DEFINED

Prior Id # 1:	93534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRTLEY WILLIAM	58683-280		3/14/2012	Convenience	10	No	No		
KELLY JAMES	31046-12		1/12/2000	Family	341,000	No	No		
	9337-245		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/28/2008	Meas/Inspect	336	PATRIOT
11/15/1999	Meas/Inspect	153	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4724		Sq. Ft.	Site		0	80.	1.19	9									449,377						449,400	

Total AC/HA: 0.10845 | Total SF/SM: 4724 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,377 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22947025
Const Adj.:	0.98745072
Adj $ / SQ:	157.825
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409754
Depreciation:	127024
Depreciated Total:	282730

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

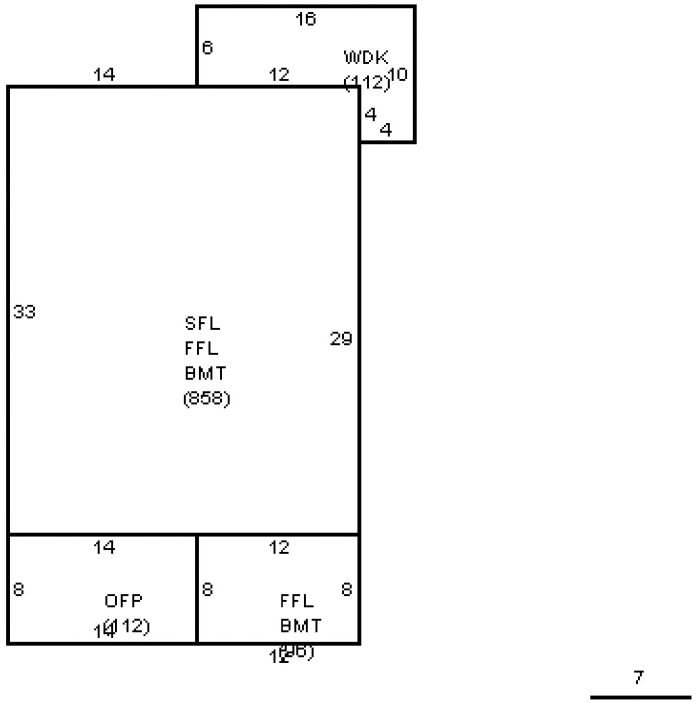
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.83
Special Features:	0	Val/Su Net:	94.55
Final Total:	282700	Val/Su SzAd	156.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	954	47.350	45,170
FFL	First Floor	954	157.830	150,565
SFL	Second Floor	858	157.830	135,414
OFP	Open Porch	112	30.840	3,454
WDK	Deck	112	14.740	1,651

Net Sketched Area:	2,990			Total:	336,254
Size Ad	1812	Gross Are	2990	FinArea	1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc